

MINUTES

RANDOLPH COUNTY PLANNING BOARD

April 5, 2005

The Randolph County Planning Board met at 6:30 p.m., on Tuesday, April 5, 2005, in the Commissioners' Meeting Room, Randolph County Office Building, 725 McDowell Road, Asheboro, North Carolina.

1. **Vice Chairman Bill Dorsett** called to order the Randolph County Planning Board meeting at 6:30 p.m.
2. **Hal Johnson**, Planning Director, called roll of the members: Maxton McDowell, Chairman, absent; Bill Dorsett, Vice Chairman, present; Lynden Craven, present; Larry Brown, absent; Phil Ridge, present; Chris McLeod, present; Jim Rains, present; and Reid Pell, Alternate, (substituting for regular member McDowell) present. County Attorney Alan Pugh was present for this meeting.
3. **Craven** made the motion, seconded by **Rains**, to approve the Minutes of the March 8, 2005 County Planning Board Meeting. The motion passed unanimously.
4. **REQUESTS FOR PROPERTY REZONING:**
 - A. **Q. D. FARLOW**, Archdale, North Carolina, is requesting that 4.59 acres (out of 7.04 acres located on Ramblewood Road, Back Creek Township, be rezoned from RA to CVOE-CU. Tax ID# 7725905334. The proposed Conditional Use Zoning District would specifically allow the development of a 5-lot residential subdivision for site-built homes only with a minimum house size of 1,600 heated sq. ft.
 - **Neighborhood Information Meeting Summary**

Rick Farlow, developer/owner, and Charlie Morgan, surveyor, were present for this meeting. There were no other citizens present for this request.
 - **Technical Review Committee Recommendation**

The Technical Review Committee met and found that the proposal was in compliance with standards outlined in the Growth Management Plan adopted by the Board of County Commissioners on February 4, 2002. The Technical Review Committee recommended to the County Planning Board that this request be approved as consistent with the surrounding community.

Examples of some Growth Management Policies that the Technical Review Committee found supporting this recommendation are:

Policy 6.5 The protection of viable rural neighborhoods should be

encouraged by compatible residential development to insure the continued existence as a major housing source and as a reflection of the long-term quality of life in Randolph County.

Policy 6.13 *Conventional Residential Subdivisions are anticipated of similar housing characteristics to the community.*

Charles Morgan, Surveyor, said Farlow originally subdivided the property on the southeast side Ramblewood Road and now wants to have the northwest side of the road zoned for a site-built subdivision also. Morgan said that the property has been perked and most of the soils are really good.

There was no one present in opposition to this request.

Rains made the motion, seconded by **Craven**, to recommend to the Commissioners that this request be **approved**. The motion passed unanimously.

- B. **FRANK LAMB**, Seagrove, North Carolina, is requesting that 4.06 acres located on Hwy 134 South (south of Williams Farm Road/Hwy 134S), Union Township, be rezoned from RA to CVOM-CU. Tax ID# 7656271888 and 7656271750. The proposed Conditional Use Zoning District would specifically allow a 4-lot residential subdivision for manufactured homes.

- **Neighborhood Information Meeting Summary**

Frank Lamb, owner, was present for this meeting. There were no citizens present in opposition to this request. Citizens present in support of this request were Chris Lamb (grandson), Beth Smith (fiancee of Chris Lamb), and Bradley Smith (Beth Smith's father). Chris Lamb plans to reside on one of the proposed lots.

- **Technical Review Committee Recommendation**

*The Technical Review Committee met and found that the proposal was in compliance with standards outlined in the Growth Management Plan adopted by the Board of County Commissioners on February 4, 2002. The Technical Review Committee recommended to the County Planning Board that this request be **approved**. The developer told the staff that the proposed housing would initially be three double-wide mobile homes and one single-wide mobile home. The proposed single-wide mobile home will be replaced in the future by a double-wide mobile home (when the grandson/future owner can afford it). The Technical Review Committee feels that this should be made of part of the conditional use permit.*

Frank Lamb entered the meeting at 6:45 p.m. Lamb explained that he wanted to move both of the old mobile homes. Lamb said that he plans to place 3 double-wide mobile homes (1985 to 1990) and 1 single-wide mobile home (1998 model) for his grandson.

Lamb said that he plans to brick underpin the homes and build decks on them. Lamb said he would then sell the other 3 lots. Johnson asked Lamb if he would agree to this being added as a condition to his request. Lamb agreed to the added conditions. Lamb said that he had turned in pictures of the mobile homes he plans to locate on these lots.

There was no one present in opposition to this request.

Craven said that he was glad Lamb came to clarify his request. Craven said he felt this would be an improvement to the property and made the motion to recommend to the Commissioners that this request be approved. **Rains** seconded the motion and the motion passed unanimously.

5. **SPECIAL USE PERMIT REQUEST:**

- A. **RANDOLPH COUNTY BOARD OF EDUCATION** is requesting a Special Use Permit to allow a high school education facility with a capacity for 1000 students on 123.22 acres located on Mack Lineberry Road (½ mile off NC Hwy 22 North), Providence Township, Polecat Creek Watershed, Zoning District RA, Tax ID# 7786864271.

Hal Johnson, Planning Director, explained that the Board of Education has withdrawn this request. Johnson stated that a special meeting will be scheduled to hear the request for a new high school when the Board of Education files a new application for a Special Use Permit.

6. The meeting adjourned at 6:53 p.m. There were 7 citizens present for this meeting.

**NORTH CAROLINA
RANDOLPH COUNTY**

HAL JOHNSON

Planning Director

JILL WOOD

Date

Clerk/Secretary